

The Honorable Mike Johnson
Speaker
United State House of Representatives
Washington, DC 20515

The Honorable Hakeem Jeffries
Minority Leader
United States House of Representatives
Washington, DC 20515

The Honorable French Hill
Chairman
Committee on Financial Services
United States House of Representatives
Washington, DC 20515

The Honorable Maxine Waters
Ranking Member
Committee on Financial Services
United States House of Representatives
Washington, DC 20515

May 18, 2026

Dear Speaker Johnson, Minority Leader Jeffries, Chairman Hill, and Ranking Member Waters,

The Council of State Community Development Agencies (COSCD) writes to express our strong support for the House amendment to the *21st Century ROAD to Housing Act*. COSCD is a national association of state agencies that administer grant programs funded by the Department of Housing and Urban Development (HUD). Our members have a wealth of experience with housing and community development policy through programs such as the Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), and Emergency Solutions Grants (ESG).

We applaud House leadership for their coordination with housing industry stakeholders, especially concerning provisions to modernize the HOME program. In addition to the HOME reforms in the Senate's bill, Section 501 of the House amendment includes the full *HOME Reform Act* drafted by leaders of the Subcommittee on Housing and Insurance. Congress first authorized the HOME program in 1990 through the *Cranston-Gonzalez National Affordable Housing Act*. Since then, HOME has supported more than 1.4 million units of affordable housing for renters, home buyers, and homeowners. Despite the program's success, Congress has not substantially modified HOME since its original authorization. COSCD is pleased to see the full *HOME Reform Act* included in the House amendment as it represents a comprehensive effort to modernize the HOME program to address current development realities.

COSCD also welcomes the changes made to Section 204, the *Build Now Act*, in the House amendment. Although state-level CDBG programs are excluded from the *Build Now Act*, we concur with our city and county CDBG colleagues that tying a portion of a community's annual allocation to short-term housing unit growth would risk destabilizing locally adopted plans and could shift resources away from communities facing the greatest economic and housing challenges. While we would prefer the removal of Section 204, we support the improvements made in the House amendment—including capping CDBG formula reductions at the lesser of 10 percent or \$1 million.

COSCD A is disappointed by the House's removal of the *Reforming Disaster Recovery Act*. COSCD A supports permanent authorization for the CDBG Disaster Recovery (CDBG-DR) program, which has already received more than \$100 billion in appropriations without a permanent statutory framework. To the extent there are further negotiations with the Senate and White House, COSCD A will continue to advocate for CDBG-DR codification. However, we recognize the overwhelming support from housing industry stakeholders for the House amendment and believe it represents a positive step forward for housing legislation.

COSCD A urges the House to pass this bipartisan, bicameral legislation and move forward with the most significant housing and community development reforms in more than a decade.

Sincerely,

A handwritten signature in black ink, appearing to read 'Tess Hembree', with a stylized flourish at the end.

Tess Hembree, Executive Director
Council of State Community Development Agencies